

**District II Advisory Board Minutes**  
**February 13, 2017**  
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The District II Advisory Board meeting was held at 6:30 p.m. at Fire Station #20, 2255 S. Greenwich Rd, Wichita KS, 67207. Eight board members, Councilman Meitzner and seven staff were present.

**ATTENDANCE**

**Members Present**

David Babich  
Dale Carter  
Angela Clark  
Debbie Goseland  
Mike Heldstab  
Nick Howell  
Nazir Jesri  
Crystal McDonald  
Chris Mullen  
Becky Tuttle

**Members Absent**

Terri Hutton  
Councilman Meitzner

**Staff Present**

Officer Carl Lemons, WPD  
Lt. Scott Lassley, WFD  
Paul Gunzelman, Asst. City Engineer  
Jon Sidwell, Park & Rec  
Laura Rainwater, Community Services

**Guests**

Troy Bamford  
Robert McElroy  
Kevin & Donna Pile  
John Sjogren  
Nona Stevens  
Duane Wadley  
Richard Wood  
Lonny Wright

**ORDER OF BUSINESS**

Call to Order: The meeting was called to order by Dale Carter

Approval of minutes from January 9, 2017: **Approved 9-0**

Approval of Agenda: **Approved 8-0-2** (abstentions due to absence)

**Public Agenda**

1. **Scheduled Items:** None
2. **Off-Agenda Items:** None

**Staff Reports**

3. **Community Police Report: Community Police Officer Carl Lemons, reported.**
  - Jan.1 – Feb. 12
    - 12 Aggravated assaults
    - 17 Auto thefts
    - 28 Disorderly conducts
    - 13 Residential burglaries
    - 10 Robberies
      - ♦ 3 Presto stations
      - ♦ Burger King on E. Harry (arrest made)
    - 100 Simple assaults
  - Larceny to autos being addressed
  - Officer Brian Aterburn still critical – community support has been incredible and very much appreciated

4. **Fire Department Report: Lt. Scott Lassley, reported.**
  - 2 accidental fires in District II in January
  - Been kind of slow
5. **Park and Recreation Department: Jon Sidwell, Boston Rec Center Supervisor, Park & Rec, reported.**
  - Numerous theme camps will take place over spring break at Boston, Edgemoor and Linwood
  - Spring 2017 Activities Guide will be out March 6 with classes starting March 27
  - Several Park & Rec Staff attended the annual Kansas Recreation and Park Association state conference this January. Twelve staff members attended the event that was held in Manhattan, KS. The three-day conference included educational sessions, a trade show, and multiple awards ceremonies that showcased seven (7) award-winners from the City of Wichita. These awards included two City Council Members.
  - Summer will be here soon and we are already in preparation mode for the busy summer months
6. **Wichita Public Library Report: Helen Rigdon, Senior Librarian, sent the following through written report:**
  - Feb 14th – Anti-valentine Teen Party @ 4-5 pm. @ Rockwell
  - Academy Award Shorts
    - 2/18 – All nominated short films – Orpheum Theatre 10 am – 5 pm
    - 2/25 – All nominated short films – Warren Theatre 10 am – 5 pm
    - 2/21 – Documentary @ Rockwell from 1 – 4 pm
    - Other times and dates are listed on website
  - Take home craft @ Comotara on Feb 25th – Make Mittens
  - Monthly Mystery Bookclub on Monday 2/27 1-2 pm @ Rockwell
  - Adult Winter Reading Challenge is still ongoing until March 12
  - Many families are participating in the Creating Young Readers – 1000 Books before Kindergarten reading challenge. At both branches, there are displays where the children can place a sticker for each 100 books they've finished and pick up prizes for when they've read 100, 300, 500, 700 and 1000 books read.
  - FOL's Book sale March 1-4 downtown at Central Library
7. **Public Works Report: Paul Gunzelman, Assistant City Engineer, reported.**
  - Redbud Trail extension – Request for Proposals for design – K96-159<sup>th</sup> St. – maintain as much tree canopy as possible
  - Kellogg/Webb – No concerns. Numerous citations have been issued by WPD for prohibited left turns
  - Kellogg Greenwich – SB96 to WB Kellogg will be restricted for duration of project and 127<sup>th</sup> will be closed permanently to Kellogg beginning next week
  - 143<sup>rd</sup> from Kellogg to Central – bid opening this spring
  - 127<sup>th</sup> from 13<sup>th</sup> to 21<sup>st</sup> – bid opening this summer
  - Harry and 127<sup>th</sup> signal is under design

### **New Business**

**8/9. ZON2016-00063 and CON2016-00060: Dave Clements, Principal Planner, Senior Planner, MAPD,** presented the request by Wadley Construction, **Duane Wadley** (applicant) for City zone change from SF-5 to TF-3 on 9.24 acres generally located two blocks south and one block west of E. Central and 127<sup>th</sup> St. N. (331 N. 127<sup>th</sup> Street East and 328 N. Garnett) associated with CON2016-00060.

After staff presentation by **Clements, Wadley** address the Board. He described his plans as an up-scale twin home community. Units will be two-three bedrooms, double-car garages, and rent will start around \$1,300.

Five adjacent property owners were present to voice their objection to the development:

- **John Sjogren**, 335 N. 127<sup>th</sup>
  - Too many units being crammed onto parcels
  - Very cookie-cutter design
  - Setbacks are greatly reduced to allow for more units
  - Lived here since 1974. Always been single-family and it should remain.
- **Kevin Pile**, 251 N. Garnett
  - Bought his house based on the fact that it was surrounded by SF-5
  - It will add an additional 200-300 people and chase out the wildlife common to the area
- **Troy Bamford**, 407 N. Garnett
  - Concern over water/sewer capacity
  - Increase in traffic to area that is already too congested
- **Bob McElroy**, 301 N. Garnett
  - New development should reimburse adjacent properties for sewer improvements
  - We are being negatively impacted
- **Nona Stevens**, 145 N. 127<sup>th</sup>
  - Concern over water/sewer capacity
  - Increase in traffic to an area that is not designed to handle

DAB members were divided on their support for the new development.

- **Nazir Jesri**
  - City has an obligation to ensure it is built to code and the area can handle the development
  - Developer has a right to develop his residential property
- **Chris Mullen**
  - Concerned about the adjacent property owners rights
  - Concern over the development negatively impacting property values
  - There is other land in the area to develop
- **Dave Babich**
  - People that have lived in the area have always assumed it would be developed as single family. They have lived there for over 20+ years and have a right to expect it to stay that way.
- **Debbie Goseland**
  - There is no guarantee that over the years, plans can't change
  - Developer is willing to invest in a nice twin home community
  - Change is hard but we have to be fair to everyone
- **Dale Carter**
  - How dramatic is the change? Is it appropriate for the neighborhood?
  - It is residential and it is family
- **Becky Tuttle**
  - Empathetic to both sides but this is not a bad thing for the area

**Action Taken:** Motion made by **Tuttle** to **APPROVE** the application subject to the following conditions:

- a. The development plan for Garnett Meadows shall be in substantial compliance with the site plan submitted for ZON2016-63 and CON2016-00060.
- b. The landscape plan shall meet the requirements of Wichita Landscape Ordinance, 28.06, and the screening requirements of the Unified Zoning Code. The landscape plan shall include a screening and design along the interior lot lines that minimizes impact on the adjoining single family home.
- c. The one story and one-and-one half story duplex buildings shall be in substantial compliance with the concept elevations submitted with the application.

Seconded by **Jesri**.

#### **MOTION PASSED 6-4**

10. **CUP2016-00048:** **Dave Clements, Principal Planner, Senior Planner, MAPD**, presented the request by Walmart Stores, Inc. c/o Nathan Hamblen (owner/applicant), Baughman Company/Russ Ewy (agent), for an amendment of DP-321 Harry and Webb Commercial Community Unit Pan (CUP) to allow automotive sales and service.

The DAB heard the request so that adjacent property owners and Wichita residents had an opportunity to express their concerns. Adjacent property owner, **Rich Wood**, who resides at 1724 S. Stoneybrook, was present.

**Wood** was not in opposition to the change in use. His complaint was based on the lack of maintenance of the reserve and the lack of enforcement of the tall grass and weeds code violations. He did not oppose the change in use.

DAB members had no concerns.

**Action Taken:** **Becky Tuttle** motioned to **APPROVE** the application with the following condition: General Provision #16 shall be amended by adding the following language, modified from the applicant's original submittal:

***“new and used auto sales, leasing, service and all other associated uses, including but not limited to parking areas for the display of vehicles for sale or lease, parking of vehicles awaiting customer service, employee parking, vehicle repair (limited) within 91 feet of residential uses, and vehicle detailing/car wash facility, which is accessory in nature and limited by the dealership for customer cars. Vehicle sales shall be further regulated by Section III-D.6.X for provisions on vehicle display, lighting, noise, signs and attention getting devices”***

Staff would recommend that repair be restricted to “Vehicle Repair, Limited”, rather than “Vehicle Repair General” as requested by the applicant. “Vehicle Repair, Limited” does not allow auto body repair which “Vehicle Repair, General” allows.

**Angela Clark** seconded.

#### **MOTION PASSED 10-0**

## **11. Board Agenda**

**Tuttle** shared that Health ICT has secured funding from a private foundation for an initial investment of 20 bikes for a Bike Share program for Wichita. The program will be in place by May for National Bike Month.

**Meeting adjourned at 7:58 p.m.**

**Next Meeting:** The next meeting for District Advisory Board II will be **at 6:30 p.m. on Monday, March 13, 2017**, at Fire Station #20, 2255 S. Greenwich, Wichita, KS 67207.